



Lot Size: 158.40 Acre
Listing #: 26015-77893
County: Cheyenne

Schroeder Farm *Cheyenne County, Kansas*

The Property :

158.36 +/- acres in [Cheyenne County KS](#), with 158 acres of dryland cropland. Past crops include wheat and grain sorghum with summer fallow crop rotation. 79.8 acres of grain sorghum is the present growing crop along with 78.2 acres of summer fallow which will be planted to winter wheat for harvest in 2025.

Prominent soils are Kuma Silt Loam, 1-3% slope and Ulysses Silt Loam, 1-3% slope.

Location:

Approximately, 6 miles south of [St. Francis, Kansas](#), and 2.5 miles east on Road I. The farm is at intersection of country roads I & 18.

Legal Description:

NE1/4, Section 30, Township-4-South, Range-39-West, Cheyenne County, Kansas. 158.36 Deeded Acres.

Possession:

The farm has been leased to a neighboring family for 59 years! The tenant has been officially notified of termination of current lease. The lease has been a 2/3rds-1/3rd cropshare lease with landlord getting 1/3 of harvested crop and paying 1/3 of fertilizer expense. At closing, Buyer shall receive full possession of grain sorghum stalk residue. Buyer to receive landlords possession of 2025 winter wheat crop by paying for 1/3 of fertilizer expense. Buyer to receive 1/3 of harvested wheat. Buyer to receive 100% of Seller owned (if any) mineral rights. Buyer to receive hunting rights.

2023 Real Estate Taxes : \$965.20 (\$6.09/acre)

Offering Price: \$498,000 (\$3,145/acre)

Listing Agent:

Nick Zerr
Gove, KS
(785)673-6424
nick@agteamlnd.com

Key Features

- Productive Dryland Cropland
- Northwest Kansas
- No Waste Land
- Long Term PastTenant Available
- Close to Good Markets
- Pheasant Hunting
- Close to St. Francis, KS
- Major County Road Access



**AgTeam
Land Brokers**



Nickolas Zerr

nick@agteamlnd.com

Cell:(785) 673-6424

2802 Plum Creek Parkway, Suite E, PO Box 699, Lexington, Nebraska 68850 | www.ucagteamlnd.com